113.0	0006	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	612,900 / 612,900
					USE VALUE:	612,900 / 612,900
					ASSESSED:	612,900 / 612,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
588		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROMANO IRIA J
Owner 2:	
Owner 3:	
Street 1:	588 SUMMER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FEMIA RICHARD R & EDITH T -
Owner 2:	-
Street 1:	588 SUMMER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474-2421

NARRATIVE DESCRIPTION

This parcel contains .121 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Wood Shingle Exterior and 1444 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5257.000	248,900		364,000	612,900
Total Card	0.121	248,900		364,000	612,900
Total Parcel	0.121	248,900		364,000	612,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 424.45 /Parcel: 424.45

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 72628

GIS Ref

GIS Ref

Insp Date 10/23/18

!8817!

PREVIOUS ASSESSMENT

Parcel ID: 113.0-0006-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	248,900	0	5,257.	364,000	612,900		Year end	12/23/2021
2021	101	FV	241,500	0	5,257.	364,000	605,500		Year End Roll	12/10/2020
2020	101	FV	241,600	0	5,257.	364,000	605,600	605,600	Year End Roll	12/18/2019
2019	101	FV	205,200	0	5,257.	358,800	564,000	564,000	Year End Roll	1/3/2019
2018	101	FV	205,200	0	5,257.	275,600	480,800	480,800	Year End Roll	12/20/2017
2017	101	FV	205,200	0	5,257.	260,000	465,200	465,200	Year End Roll	1/3/2017
2016	101	FV	205,200	0	5,257.	239,200	444,400	444,400	Year End	1/4/2016
2015	101	FV	193,600	0	5,257.	223,600	417,200	417,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:58:49

LAST REV

Date	Time
02/19/19	12:33:39
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8817

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FEMIA RICHARD R	30864-288		11/15/1999		243,000	No	No		
	11986-329		4/23/1971		23,500	No	No		N

USER DEFINED

Prior Id # 1:	72628
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/7/2017	390	Addition	28,400	O				
10/2/2012	1259	Manual	10,400	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/23/2018	MEAS&NOTICE	CC	Chris C
4/18/2013	Info Fm Prmt	EMK	Ellen K
3/20/2009	Measured	372	PATRIOT
6/19/2000	MLS		
2/9/2000	Mailer Sent		
2/9/2000	Measured	263	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5257		Sq. Ft.	Site		0	70.	0.99	6			Med. Tr	-10					363,959						364,000	

Total AC/HA:	0.12068	Total SF/SM:	5257	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	363,959	Spl Credit		Total:	364,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	180.409
Other Features:	58500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	338237
Depreciation:	89294
Depreciated Total:	248942

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

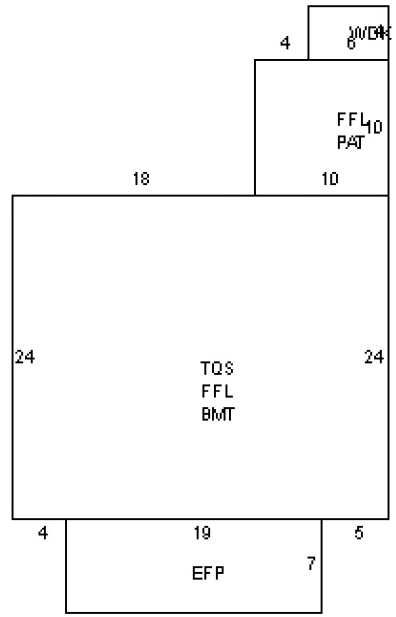
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	180.41
Special Features:	0	Val/Su Net:	112.88
Final Total:	248900	Val/Su SzAd	195.06

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	772	180.410	139,276
BMT	Basement	672	62.920	42,281
TQS	3/4 Story	504	180.410	90,926
EFP	Enclos Porch	133	47.210	6,279
PAT	Patio	100	5.940	594
WDK	Deck	24	15.840	380

	Net Sketched Area:	2,205	Total:	279,736	
Size Ad	1276	Gross Area	2373	FinArea	1444

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

113.0-0006-0004.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	